



City of Santa Barbara California

STAFF HEARING OFFICER MEMORANDUM

REPORT DATE: September 21, 2009
AGENDA DATE: September 23, 2009
PROJECT ADDRESS: 401 W. De La Guerra
781 Castillo Streets (MST2009-00169)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Riegler, Assistant Planner

After the September 17, 2009 staff report was issued it was noted that the report did not clearly address the requirement outlined in SBMC§28.88.030.E of the Condominium Conversion Ordinance. Once a building permit has been issued, a building may not be converted unless the certificate of occupancy for the building was issued more than five (5) years prior to the date the owner files with the City an application for the approval of a tentative condominium map or conversion to a hotel or similar use, unless the building satisfies the City's requirements for new condominium construction. The physical standards for new condominiums are listed in Santa Barbara Municipal Code Section 27.13.060.

NEW CONDOMINIUM DEVELOPMENT STANDARDS

The project meets the standards listed in SBMC§27.13.060 which include standards for the following: parking, private storage requirements, utility metering, separate laundry facilities, waiver of future development of public improvements district, density requirements, open space requirements, minimum unit size, and a limitation of the storage of recreational vehicles on the site.

The project meets the requirements one-covered and one uncovered parking space for each duplex unit as required by SBMC28.90.100 and provides two two-car garages. The project must provide a total of 300 cubic feet of separate lockable storage space for each unit. The project provides 200 cubic feet of storage space for each unit, however, the requirement for 300 cubic feet of storage can be waived if a separate garage is provided for each unit. The project plans clearly indicate that each unit is separately metered for the utilities allowing for separate billing and shut off, as necessary. Each unit has been provided with its own laundry facilities. The project meets the density requirements of the underlying R-4 zone and has greater than 400 square feet of habitable floor area. Each of the units meets the required private outdoor living space requirements and private outdoor living space requirements for condominiums. Conditions of approval have been added acknowledging that the applicant waives the right, through deed restriction, to protest the formation of public improvement districts as deemed appropriate by the Advisory Agency and to limit on site storage of Recreational Vehicles.